

DATE OF DETERMINATION	Tuesday, 27 March 2018
PANEL MEMBERS	Paul Mitchell (Chair), Stuart McDonald and Michael Edgar
APOLOGIES	Mary-Lynne Taylor and Stewart Seale
DECLARATIONS OF INTEREST	None

Electronic meeting held between 20 March 2018 and 27 March 2018.

MATTER DETERMINED

2017SWC150 – The Hills Shire Council – 1042/2018/JP AT 11 Irvine Place, Bella Vista (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposal complies with the development standards contained within The Hills Local Environmental Plan 2012
2. The proposal complies with the relevant provisions of The Hills Development Control Plan 2012 with the exception of building setbacks. The variations proposed are considered satisfactory in this instance due to minimal amenity impacts on adjoining properties, the provision of a high-quality streetscape presentation, the landscaped setting of the site and the breaking of massing through use of different materials.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including the operation of the local road system.
4. In consideration of conclusions 1-3 above, the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Stuart McDonald
 Michael Edgar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC150 – The Hills Shire Council – 1042/2018/JP
2	PROPOSED DEVELOPMENT	Additions to an existing processing centre
3	STREET ADDRESS	11 Irvine Place, Bella Vista
4	APPLICANT OWNER	Genton Architecture Commonwealth Bank (Sydney)
5	TYPE OF REGIONAL DEVELOPMENT	General development with a CIV of more than \$20 million, lodged before 1 March 2018 (Transitional provisions of SEPP (SRD) 2011)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No 55 – Remediation of Land The Hills Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 22 March 2018 Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic meeting held between 20 March 2018 and 27 March 2018.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report